



Harrow Road West, Dorking

Guide Price £475,000

EPC Rating '47'

- NO ONWARD CHAIN
- TWO BEDROOMS
- FLEXIBLE ACCOMMODATION
- DRIVEWAY PARKING
- PERIOD FEATURES
- POTENTIAL TO UPDATE & MODERNISE
- BATHROOM & 1ST FLOOR W/C
- ST PAULS CATCHMENT
- ENCLOSED REAR GARDEN
- WALKING DISTANCE TO THE HIGH STREET



NO ONWARD CHAIN A charming two-bedroom semi-detached home with period features, with accommodation arranged over three floors. The property benefits from a delightful rear courtyard garden, off-road parking, and is ideally located within easy reach of Dorking High Street, the mainline railway stations, and walking distance to 'The Nower'. Offering excellent potential for updating and modernisation, this is a wonderful opportunity for buyers to put their own stamp on it.

The accommodation begins in the living room, which is full of character, with original beams and a feature fireplace creating a cosy and inviting atmosphere.

The hallway leads into the kitchen/breakfast room, which is fitted with a range of floor and wall units, complemented by generous worktop space and room for all the usual appliances. There is also ample space for a dining table and chair, perfect for everyday dining, entertaining, and socialising.

From the kitchen, a door leads down to the basement level, which comprises a utility area and family bathroom which is fitted with a white suite including a bath and handheld shower and presents scope for updating to the new owner's taste. The main basement space is currently used as a pantry and laundry room, while also benefiting from direct access to the garden. Offering excellent versatility, it presents exciting potential to be converted into additional living accommodation, subject to any necessary consents.

Upstairs, there are two bedrooms comprising a generous double and a well-proportioned single, both benefiting from built-in storage. The first floor is also served by a convenient cloakroom with a WC and wash basin.

Outside & Parking

The property enjoys a charming, low-maintenance courtyard garden, creating a peaceful outdoor retreat that is ideal for alfresco dining and relaxing during the warmer months. The garden also benefits from useful side access. To the front, there is the added advantage of off-road parking.

Council Tax & Utilities

This property falls under Council Tax Band E. The property is connected to mains water, drainage, gas and electricity. There is broadband connection to the property.

Location

Dorking Town offers an excellent selection of independent shops, cafes and restaurants, with West Street a step back in time for antique lovers and those with a keen eye for the unusual. Dorking also boasts several recreational facilities for both adults and children, with Dorking lawn tennis and squash club right on the doorstep. Meadowbank Park offers the chance for individuals and families to relax and unwind all year round with Dorking Wanderers Football Club stadium all within walking distance to the property. Dorking Halls frequently hosts an eclectic mixture of live events, cultural theatre and digital cinema and is conveniently located next to Dorking Sports Centre with facilities which include a state-of-the-art gym, sports hall, health suite, swimming pool as well as a café and crèche. Only 21 miles from the bustle of London, Dorking is ideal for commuters, with this property within 3 miles from both Dorking Main and Dorking Deepdene station, which provide direct links to London Victoria and London Waterloo approx. 55 minutes away. Access to the M25 is within 10 miles (joining at junction 9) which provides access to both Heathrow and Gatwick airport and local bus services run throughout the year. Dorking is spoilt when it comes to stunning countryside and boasts The Nower, Leith Hill and Box Hill National Trusts, Ranmore Common and Denbies Wine Estate a stone's throw away, perfect for nature walks, dog walking, hiking and wildlife spotting.

VIEWING - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.

Agents Note: These property details are for guidance purposes only. While every care has been taken to ensure their accuracy, they should not be relied upon as a statement of fact. We strongly advise buyers to independently verify measurements and information with their legal professional. Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.



Harrow Road West, RH4

Approximate Gross Internal Area = 75.9 sq m / 817 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1321955)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax Band D

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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